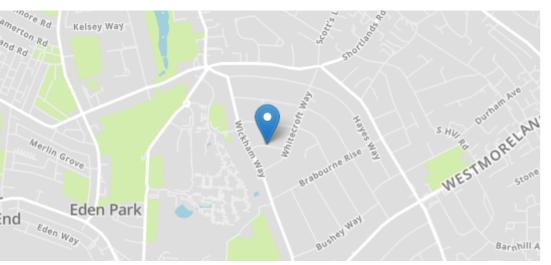
### Park Langley Office

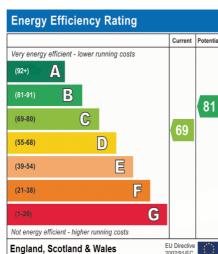
👩 104 Wickham Road, Beckenham, BR3 6QH

**2** 020 8658 5588

parklangley@proctors.london

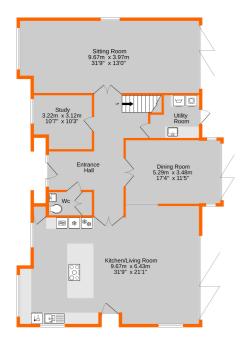






Ground Floor 150.0 sq.m. (1614 sq.ft.) approx

1st Floor 144.3 sq.m. (1553 sq.ft.) approx





28.2 sq.m. (304 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area

TOTAL FLOOR AREA: 294.3 sq.m. (3168 sq.ft.) approx.

Measurements are approximate. Not to cacle. Illustrative purposes only

Disdaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.

Referral Face: The businesses trading as Proctors recommend London and Country Mortgages (I&C) for fee free mortgage advice and may also recommend firms of Solici

Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.

For further details please visit our website - www.proctors.london



### Park Langley Office

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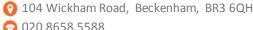
Viewing by appointment with our Park Langley Office - 020 8658 5588

## 5 Styles Way, Park Langley, Beckenham BR3 3AJ

# £2,450,000 Freehold

- Outstanding detached house in Conservation Area
- Magnificent double plot with 26.8m/88ft frontage
- Six bedrooms of equally generous proportions
- Lovely dining room and double length sitting room
- Extended with wonderful attention to detail
- Stunning open plan fitted kitchen/living room
- Three en suites and large family bathroom
- In-and-out drive and tandem double garage

**2** 020 8658 5588 parklangley@proctors.london





Offices: Beckenham | Bromley | Park Langley | Petts Wood | Shirley | West Wickham



## 5 Styles Way, Park Langley, Beckenham BR3 3AJ

One of the finest properties in the highly desirable Park Langley Conservation Area retaining a DOUBLE PLOT with hugely generous accommodation, in-and-out driveway and tandem double garage beside the house, facilitated by the 26.8m/88ft frontage. Meticulously extended by the current owners with a particular eye to symmetry, the front door and wide porch were re-positioned centrally with the entrance hall opening to a wide and inviting space leading to all rooms with engineered oak flooring. The extension offers a FABULOUS 9.6m x 6.4m (31ft x 21ft) KITCHEN LIVING ROOM linking to the dining room with underfloor heating and wonderful views over the garden. The architect's design cleverly incorporates three sets of bi-fold doors to access the full width terrace from all main reception areas and creating a wonderful link between the generous living space and fabulous 41.7m x 26.8m (137ft x 88ft) garden. With a spacious lateral layout, the SIX DOUBLE BEDROOMS on the first floor along with THREE EN SUITES and generous FAMILY BATHROOM complete the wonderfully spacious and balanced accommodation for a large family.

### Location

Situated on a first class road with the Langley Park Secondary Schools and Primary School in the vicinity as well as Unicorn Primary. Locally there are also coach pick up points for a range of Independent Schools. Popular local shops on Wickham Road are just over a quarter of a mile away along with an entrance to Kelsey Park. Beckenham High Street is about a mile away and from Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. There is also easy road access to the M25 with motorway routes to Gatwick and Heathrow Airports. Langley Park Golf Club and Park Langley Tennis Club are popular local sports facilities.









### **Ground Floor**

### Wide Porch

created and centred when property extended, tiled floor

### **Entrance Hall**

6.84m max x 4.34m max (22'5 x 14'3) plus area by return staircase with door to utility room, wood strip flooring, upright radiator, glazed panels surrounding front door

### Cloakroom

2.08m x 1.17m (6'10 x 3'10) includes full width double cupboard, white low level wc, wash basin with deep drawer beneath, tiled walls and matching tiled floor

### Magnificent Kitchen/Living Room

9.67m max x 6.43m max (31'9 x 21'1) impressive fitted KITCHEN 5.81m x 3.74m abundance of large drawers plus integrated Siemens dishwasher beneath granite work surfaces including large island unit extending to breakfast bar with 4.95m x 4.32m max (16'3 x 14'2) wood finish flooring, radiator, wide 26.8m (88ft) frontage with sweeping in-and-out paved cupboards beneath, pull up power tower to island plus inset double glazed windows to front Siemens 5-ring Induction hob with Elica extractor/light above double drainer stainless steel sink with mixer tap, integrated electric oven, combination microwave, warming drawer and 2.69m x 1.38m (8'10 x 4'6) built in shower and hinged screen pair of Liebherr integrated fridge/freezers plus matching larder above bath with mixer tap, wide wash basin with deep 8.6m x 3.28m max (28'3 x 10'9) electric roller shutter door, light cupboard, cupboard concealing electricity meter and fuses, cupboard beneath, white low level wc, tiled walls, shaver point, and power, pitched roof with eaves storage, double glazed to front, additional double glazed windows to front and side, glazed window to front Karndean flooring with underfloor heating extending to generous LIVING AREA with double glazed window to side and bi-fold doors to terrace and garden

5.29m x 3.48m (17'4 x 11'5) wood strip flooring with underfloor heating, pair of full height double glazed windows and matching bi-fold doors to rear having internal blinds with delightful outlook over garden

2.71m x 2.38m (8'11 x 7'10) base cupboards plus space for washing machine and tumble dryer beneath wood block work surfaces, inset ceramic sink and mixer tap, wall cupboards, tiled floor, double glazed door to garden

9.67m x 3.97m max (31'9 x 13'0) with ceiling height of 2.76m (9'1), wood strip flooring, two radiators, handsome fireplace with wood burning stove, double glazed windows to front and side plus double glazed bi-fold doors to garden

3.22m max x 3.12m max (10'7 x 10'3) wood strip flooring, radiator, double glazed window to front



### First Floo

hatch to loft, wood finish flooring, - approached via return point, heated towel rail, tiled floor with underfloor heating, pair staircase with half landing having area beneath pair of double of double glazed Velux windows to rear glazed Velux windows measuring 2.21m x 1.88m (7'3 x 6'2)

5.1m x 4.31m max (16'9 x 14'2) wood finish flooring, radiator, double glazed windows to front

### En Suite Shower Room

basin with cupboard beneath, white low level wc, tiled walls, power-area beyond over extension shaver point, heated towel rail, tiled floor, double glazed

### En Suite Bathroom

window seat with drawers beneath large double glazed window heated towel rail, tiled floor with underfloor heating, double window to rear, two doors to side with second door accessing

4.89m x 4.26m max (16'1 x 14'0) wood finish flooring, radiator, about 41.7m x 26.8m (137ft x 88ft) extensive paved terrace double glazed windows to front and side

### **En Suite Shower Room**

basin, white low level wc, tiled walls, shaver point, heated comer, outside lights, second water tap, external power points towel rail, tiled floor, double glazed window to side

4.96m or 3.58m x 3.95m (16'3 or 11'9 x 13'0) wood finish Additional Information flooring, radiator, double glazed windows to side and rear

glazed window to rear

3.72m x 3.59m (12'2 x 11'9) wood finish flooring, radiator, double glazed windows to side and rear



2.5m max x 2.44m (8'2 x 8'0) includes full width fitted unit with deep drawers, white panelled bath with mixer tap having built 10.23m x 1.24m (33'7 x 4'1) radiator, large linen cupboard, in shower over, low level wc, wash basin, tiled walls, shave

### Roof Space

5.03m x 2.82m (16'6 x 9'3) accessed via pull down ladder with hatch from landing, boarded floor, doorway to additional loft area extending to original part of roof with pressurised hor 2.27m x 1.21m (7'5 x 4'0) shower cubicle with sliding door, wash water cylinder, Worcester wall mounted gas boiler, light and

### Front Garden

drive offering ample parking with brick edging to established borders, outside tap to side of house by driveway to garage

### Tandem Double Garage

rear portion currently used as gym

### Rear Garden

across full width with bi-fold doors from sitting room, dining room and kitchen/living room creating a wonderful space for the summer months ideal for entertaining, garden beyond laid 2.44m x 1.22m (8'0 x 4'0) shower cubicle with sliding door, wash to lawn with established shrubs and trees, timber shed to fall to rear of garage. This exceptional DOUBLE PLOT is about 0.38 of an acre with total depth from the road of over 70m/(230ft.

London Borough of Bromley - Band G  $3.9m\,x\,3.5m\,(12'10\,x\,11'6)\,wood\,finish\,flooring,\,radiator,\,double \\ \quad \text{Please visit: bromley.gov.uk/council-tax/council-tax-guide}$ 

MAINS - Gas, Electricity, Water and Sewerage

### Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage

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